

Before the Board of Zoning Adjustment, D. C.

Application No. 12114, of City Development Corporation, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Section 3308 to erect roof structures to an apartment building in the R-5-C District at the premises 2950 Van Ness Street, N. W. (Square 2243, Lots 17-22, 63,64,806).

HEARING DATE: March 31, 1976

DECISION DATE: March 31, 1976 (From the Bench)

FINDINGS OF FACT:

1. The subject site is located in the R-5-C District.
2. The proposed, H.U.D. sponsored, rental apartment building will be within the requirements for lot occupancy, F.A.R., rear yard, side yard, off-street parking and loading berths.
3. The gross floor area of the roof structures will be 2,059 square feet, less than the 0.12 F.A.R. which the Board may permit pursuant to Section 3308.
4. The penthouse will contain an elevator machine room and a stairway. The elevators are located in two banks.
5. The penthouse will be enclosed with materials harmonizing with the main structure in architectural character, material and color. The main building's facades will be constructed of dark red brick and the penthouse enclosure will be constructed of the same dark red brick.
6. The design of the roof structure penthouse blends with the main building facades.
7. The Municipal Planning Office, by report dated February 5, 1976, recommended that the Board approve the application
8. No opposition was registered to the application.

CONCLUSIONS OF LAW:

Based upon the above findings, the Board concludes that the granting of this special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to adversely affect the use of neighboring property in accordance with such regulations and maps. It is therefore ORDERED that the above application be GRANTED.

VOTE:

3-0 (Martin Klauber, Leonard L. McCants and William F. McIntosh
to grant, Lilla Burt Cummings, Esq. and William S. Harps
not present, not voting)

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT, D. C.

ATTESTED By:



STEVEN E. SHER, Acting
Secretary to the Board

FINAL DATE OF ORDER: APR 19 1976

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT
IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS
ORDER.